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Stonepail Court, Stonepail Road, Gatley, Cheshire, SK8 4EX





High quality offices in prominent town centre position "

TO LET MODERN OFFICE SPACE WITH CAR PARKING 2.004 SQ FT

t: 01625 800 066 t: 01565 260 000

willsill.co.uk

LOCATION

Stonepail Court occupies a highly prominent position close to the convenience of Gatley town centre

The motorway network (M60/M56) and Manchester International Airport are within 5 minutes drive and Manchester City Centre is approximately 10 miles to the North.

DESCRIPTION & SPECIFICATION

The office, located on the first floor, comprises a large open plan area with an additional two good sized partitioned rooms, offering meeting and breakout space.

Finished to a high standard the office boats:

- Suspended ceiling
- Recessed lighting
- Carpeted floors to all office areas
- Fully accessed raised floors
- Comfort cooling
- Secure door entry system
- Window blinds
- Double glazing
- · Perimeter trunking

FLOOR AREAS

First Floor: 2,004sq ft

PASSING RENT £32,100

LEASE

The accommodation is available via a sub-lease or assignment of an existing lease which expires on 22nd October 2027.

RATES Rateable Value; £27,000

INSURANCE

The incoming tenant shall reimburse the landlords reasonable insuring costs.

CAR PARKING

There are 5 car parking spaces.

SERVICE CHARGE

The landlord will levy a service charge of £1.50 per square foot to cover the maintenance of common areas.

VAT

All prices and outgoings are liable for VAT.

EPC Available on request.

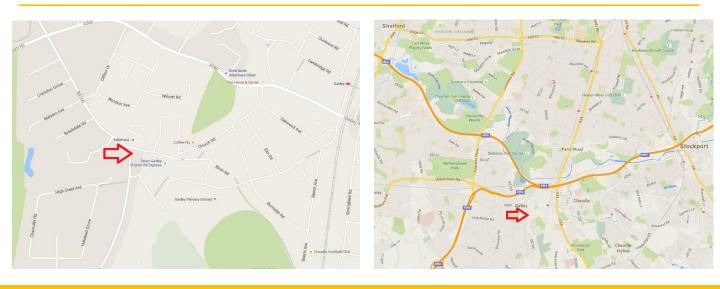
VIEWINGS

Strictly by appointment with Williams Sillitoe on **01625 800066** or contact Simon Gardner at sg@willsill.co.uk

Subject to Contract March 2023

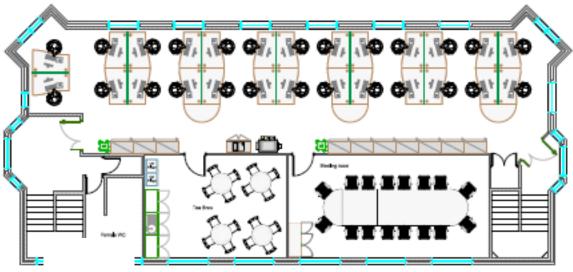






Important Notice

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First Floor

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